

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 | | MELVIN RD, ARLINGTON |

| OWNERSHIP | Unit #: |
|-------------------------------|---------|
| Owner 1: IYER RAMKUMAR | |
| Owner 2: ROBICHON-IYER CARINE | |
| Owner 3: | |

| | |
|------------------------|--|
| Street 1: 15 MELVIN RD | |
| Street 2: | |

| | |
|---------------------|--------|
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02474 | Type: |

| PREVIOUS OWNER | |
|-------------------------------|--------|
| Owner 1: MUZZIOLI LEAH K & - | |
| Owner 2: SABO CHRISTOPHER J - | |
| Street 1: 15 MELVIN RD | |
| Twn/City: ARLINGTON | |
| St/Prov: MA | Cntry: |
| Postal: 02474 | |

| | |
|--|--|
| NARRATIVE DESCRIPTION | |
| This parcel contains 7,356 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1954, having primarily Vinyl Exterior and 2058 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 6 Rooms, and 3 Bdrms. | |

| OTHER ASSESSMENTS | |
|-------------------|------------|
| Code | Descrip/No |
| | Amount |
| | Com. Int |

| PROPERTY FACTORS | |
|------------------|-----------|
| Item | Code |
| Z | R1 |
| o | SINGLE FA |
| n | 100 |
| Census: | water |
| Flood Haz: | Sewer |
| D | Electri |
| s | Exempt |
| t | |

| LAND SECTION (First 7 lines only) | |
|-----------------------------------|-------------|
| Use Code | Description |
| LUC Fact | No of Units |
| Depth / PriceUnits | Unit Type |
| Land Type | LT Factor |
| Base Value | Unit Price |
| Adj | Neigh |
| Neigh Infl | Neigh Mod |

| | | | | | | | | | | | | | | | | | | | | | | |
|-----|------------|------|---------|------|---|-----|------|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 101 | One Family | 7356 | Sq. Ft. | Site | 0 | 70. | 0.87 | 4 | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

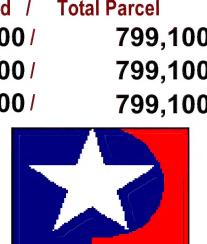
| Legal Description | | | | | | | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
| | | | | | | | 64432 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/09/18 |

| PREVIOUS ASSESSMENT | | | | | | | Parcel ID | 099.0-0003-0001.0 | | |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|-------------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
| 2020 | 101 | FV | 349,900 | 0 | 7,356. | 448,500 | 798,400 | 798,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 318,500 | 0 | 7,356. | 448,500 | 767,000 | 767,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 248,500 | 0 | 7,356. | 384,400 | 632,900 | 632,900 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 169,200 | 0 | 7,356. | 358,800 | 528,000 | 528,000 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 169,200 | 0 | 7,356. | 307,500 | 476,700 | 476,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 168,400 | 0 | 7,356. | 275,500 | 443,900 | 443,900 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 168,400 | 0 | 7,356. | 255,000 | 423,400 | 423,400 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 166,500 | 0 | 7,356. | 243,100 | 409,600 | 409,600 | | 12/13/2012 |

| SALES INFORMATION | | | TAX DISTRICT | | | PAT ACCT. | | | |
|-------------------|-----------|------|--------------|-----------|------------|-----------|-----|-------|--------------------------------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
| MUZZIOLI LEAH K | 69896-332 | | 9/7/2017 | | 846,000 | No | No | | |
| MERCANDETTI PAU | 59672-55 | | 8/2/2012 | | 410,000 | No | No | | |
| MERCANDETTI PHI | 53220-599 | | 7/17/2009 | Family | | 99 | No | No | Philip Mercandetti dod 12/6/10 |
| | 8421-121 | | 1/1/1901 | Family | | No | No | E | |
| | | | | | | | | | |

| BUILDING PERMITS | | | | | | | | | | ACTIVITY INFORMATION | | | | | |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|----------------------|-----|---------|--|--|--|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date | Result | By | Name | | | |
| 11/8/2018 | 1669 | Insulate | 2,662 | C | | | | | 10/9/2018 | MEAS&NOTICE | CC | Chris C | | | |
| 9/17/2018 | 1340 | Re-Roof | 19,020 | C | | | | | 2/5/2018 | SQ Returned | MM | Mary M | | | |
| 8/6/2012 | 998 | Inter Fi | 65,000 | | | | | | 7/3/2013 | Info Fm Prmt | EMK | Ellen K | | | |
| 8/7/2003 | 650 | Re-Roof | 7,000 | | | | | | 2/3/2009 | Meas/Inspect | 189 | PATRIOT | | | |
| | | | | | | | | | 10/21/1999 | Meas/Inspect | 256 | PATRIOT | | | |
| | | | | | | | | | 7/1/1989 | | PM | Peter M | | | |

| | | | | |
|-------|--------------------------------|---|---|---|
| Sign: | VERIFICATION OF VISIT NOT DATA | / | / | / |
| | | | | |



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|---------------------------------|----------------------|-------|-----|---------------------------|-------------------|-------------|---------|-------------------------------------|------------|-----|------|----------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 19 - Ranch | | | | Full Bath: 1 | Rating: Very Good | | | OF=SINK IN BMT & XTRA SINK IN BATH. | | | | | | | | | |
| Sty Ht: 1 - 1 Story | | | | A Bath: 1 | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: Very Good | | | | | | | | | | | | |
| Foundation: 1 - Concrete | | | | A 3QBth: 1 | Rating: Good | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: 1 | Rating: | | | | | | | | | | | | |
| Sec Wall: 1 | % | | | OthrFix: 2 | Rating: Average | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Very Good | | | | | | | | | | | | |
| Color: BEIGE | | | | A Kits: 1 | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | Fpl: 1 | Rating: Average | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: 1 | Rating: | | | | | | | | | | | | |
| Grade: C - Average | | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: 1954 | Eff Yr Blt: | | | Location: 1 | | | | | | | | | | | | | |
| Alt LUC: | Alt %: | | | Total Units: 1 | | | | | | | | | | | | | |
| Jurisdct: G18 | Fact: . | | | Floor: 1 | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: 1 | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: 1 | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | REMODELING | | | | RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | Phys Cond: GD - Good | 18. % | | Exterior: 1 | | | | No Unit | RMS | BRS | FL | | | | | | |
| Prim Int Wall: 2 - Plaster | Functional: 1 | | | Interior: 1 | | | | 1 | 6 | 3 | 1 | | | | | | |
| Sec Int Wall: 1 | Economic: 1 | | | Additions: 1 | | | | | | | | | | | | | |
| Partition: S - Typical | Special: 1 | | | Kitchen: 1 | | | | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | Override: 1 | | | Baths: 1 | | | | | | | | | | | | | |
| Sec Floors: 1 | Total: 18.6 % | | | Plumbing: 1 | | | | | | | | | | | | | |
| Bsmnt Flr: 5 - Lino/Vinyl | | | | Electric: 1 | | | | | | | | | | | | | |
| Subfloor: 1 | | | | Heating: 1 | | | | | | | | | | | | | |
| Bsmnt Gar: 1 | | | | General: 1 | | | | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | |
| Heat Type: 1 - Forced H/Air | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: 100 | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | |
| % Com Wall | % Sprinkled: | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: 1 | Model: 1 | Serial #: 1 | Year: 1 | Color: 1 | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | PARCEL ID | | | | 099.0-0003-0001.0 | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 1 | Metal Shed | D | Y | 16X10 | A | AV | 1980 | | 0.00 | T | 31.2 | 101 | | | | | |
| More: N | | | | Total Yard Items: 1 | | | | Total Special Features: 1 | | | | Total: 1 | | | | | |